

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1124 Date of Posting: 9/1/87
Posted for: Variances
Petitioner: 9524 Corporation
Location of property: NW/Cor. Belair Rd. & Klausmeier Rd.
Location of Sign: 9524 Belair Rd.
9524 Belair Rd. & Klausmeier Rd.
Remarks: 9524 Belair Rd. & Klausmeier Rd.
Posted by: Michael S. Flanigan Date of return: 9/1/87
Number of Signs: 1

Petition For Zoning Variance

11th Election District
5th Councilmanic District
Case No. 88-121-A
LOCATION: Northwest Corner of Belair Road and Klausmeier Road (9524 Belair Road)
DATE AND TIME: Monday, October 5, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a double-faced free-standing sign 64 square feet and a sign of 18 square feet attached to building in lieu of the required 8 square feet.
Being the property of 9524 Corporation, as shown on plat plan 4 with the Zoning Office.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
J. Robert Haines
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Sept 17, 1987

This is to certify that the annexed Petition - 9524 Corp. Reg # M 5198

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 1st successive weeks before the 17th day of Sept, 1987.
John B. Contrum Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 17, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept 17, 1987

THE JEFFERSONIAN,

Susan Studer O'Connell
Publisher

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

August 31, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/Cor. Belair Rd. and Klausmeier Rd.
(9524 Belair Rd.)
11th Election District - 5th Councilmanic District
9524 Corporation - Petitioner
Case No. 88-121-A

TIME: 9:30 a.m.

DATE: Monday, October 5, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

JRH:md
cc: Mr. Orville M. Jones
9533 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37684
DATE 1/26/87 ACCOUNT 01-615
AMOUNT \$ 100.00
RECEIVED FROM John B. Contrum
FOR Payment of Zoning Fee
B 1155*****100PC: 8746
VALIDATION OR SIGNATURE OF CASHIER



**Maryland Department of Transportation
State Highway Administration**

RICHARD H. TRAINER
Secretary
HAL KASSOFF
Administrator

July 9, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Item #552
Property Owner: 9524 Corporation
Location: NW/C Belair Road (Maryland Route 1-N) and Klausmeier
Existing Zoning: R.O.
Proposed Zoning: Variance to permit a double faced freestanding sign 64 sq. ft., and a sign 19 sq. ft. affixed to the building in lieu of the required 8 sq. feet
Area: .46 acres
District 11th

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning.

Very truly yours,

John Meyers
John Meyers-Asst.
Bureau Chief

by: George Wittman

JM-GW/es

cc: Morris Stein w/att.

RECEIVED
JUL 13 1987
ZONING OFFICE

My telephone number is 333-1350

Teleprinter for Impaired Hearing or Speech
393-7555 Baltimore Metro - 1-800-645-D.C. Metro - 1-800-92-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-354



Dennis F. Rasmussen
County Executive

July 29, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 541, 542, 543, 544, 547, 548, 549, 550, and 552

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

PETITION FOR ZONING VARIANCE

11th Election District
5th Councilmanic District
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THE JEFFERSONIAN,

Susan Studer O'Connell
Publisher

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: 9524 Corporation
Location: NW/C Belair Road and Klausmeier
Item No.: 552 Zoning Agenda: Meeting of 7/7/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
Planning Office Fire Prevention Bureau
Special Inspection Division

7/31

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:

Romacka, Contrum, Hennegan & Foss
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 552 - Case No. 88-121-A
Petitioner: 9524 Corporation
Petition for Zoning Variance

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: George W. Stephens, Jr.
and Associates
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: September 14, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-121-A

This office is opposed to the granting of the subject request. Such a sign is not, in our opinion, necessary for directional purposes, and from our experience, reader boards tend to distract and cause attention problems for drivers.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:KAK:md

cc: Ms. Shirley M. Hers, Legal Assistant, People's Counsel
File

RECEIVED
SEP 15 1987
ZONING OFFICE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

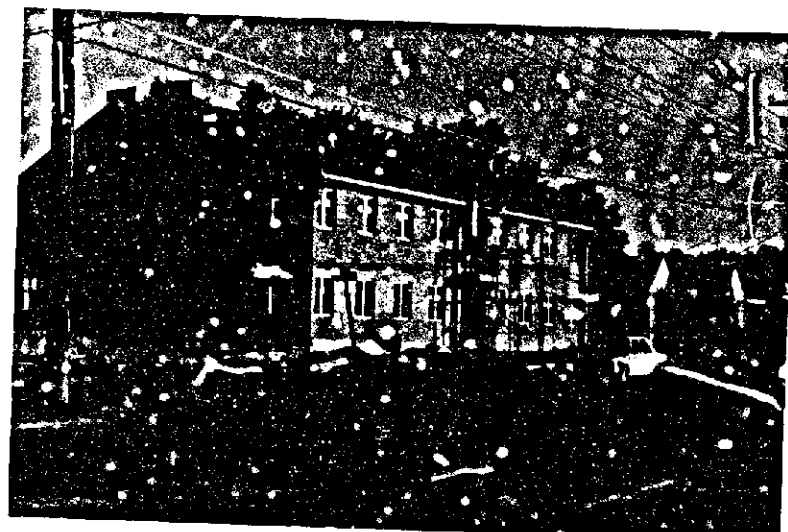
Your petition has been received and accepted for filing this 28th day of August, 19 87

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: 9524 Corporation Received by: James E. Dyer
Petitioner's Attorney: Romacka, Contrum, Hennegan & Foss Chairman, Zoning Plans Advisory Committee

AUG 10 1987

A
Looking
South bound
on
Bellevue rd

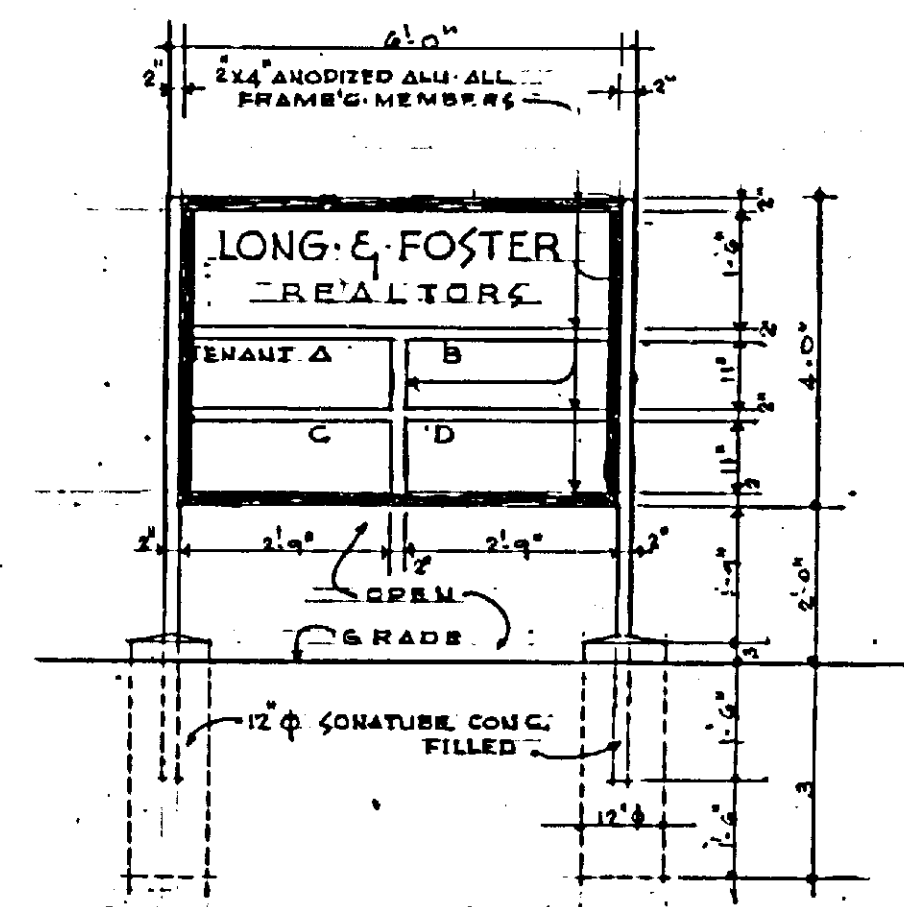


R

C



D

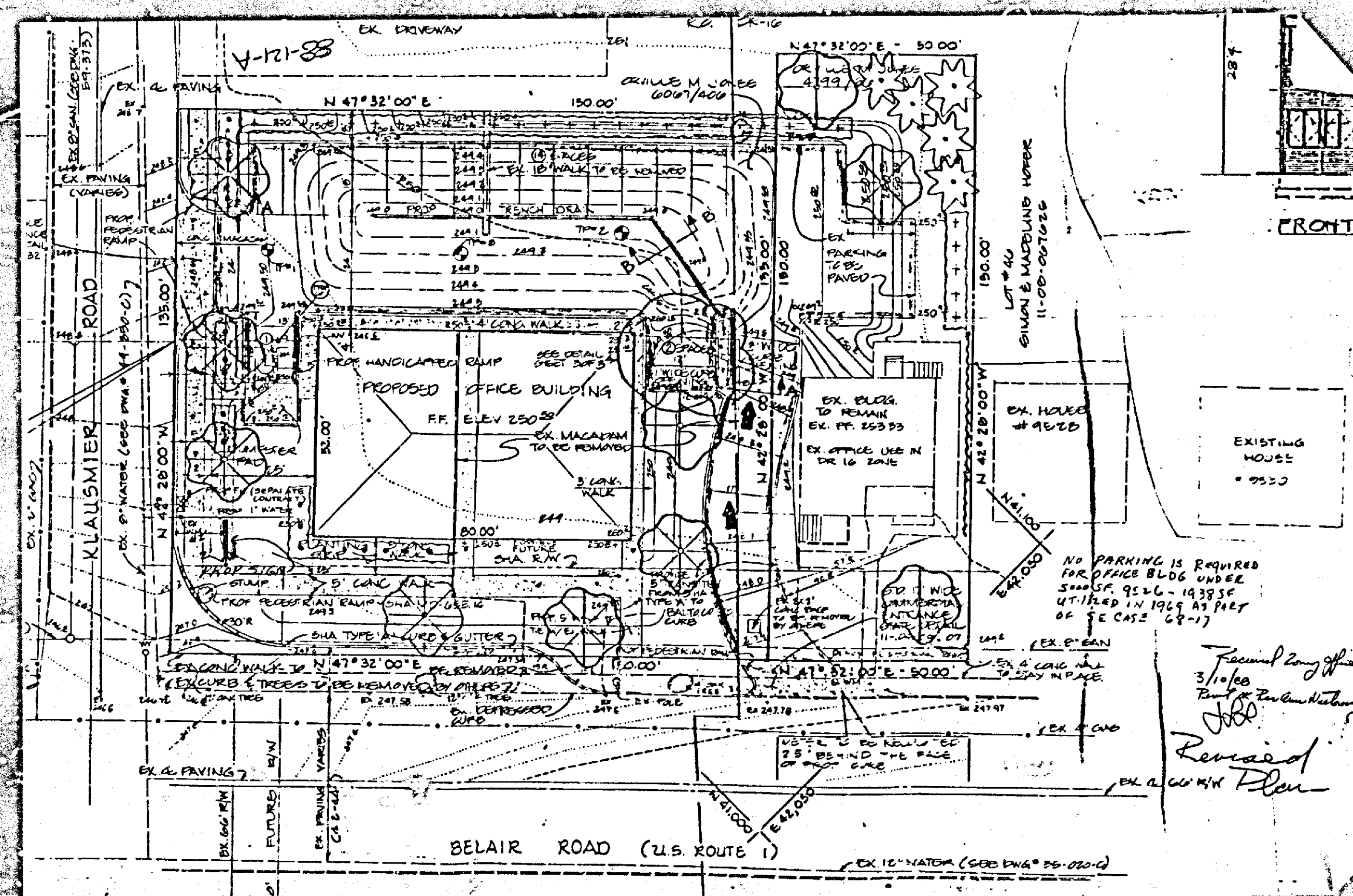
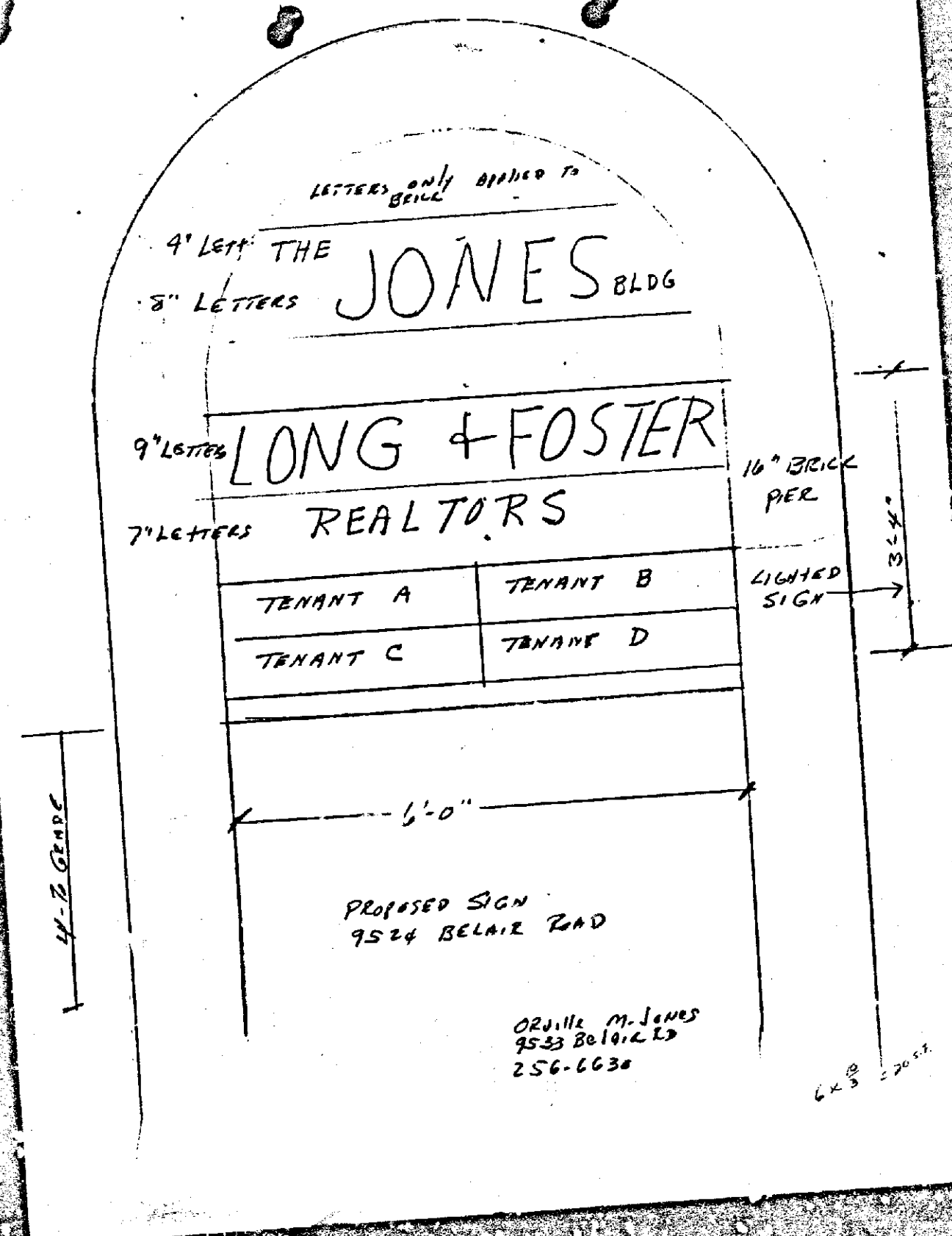


PROPOSED SIGN FOR NEW OFFICE BUILDING
3524 CORPORATION
3524 BELAIR ROAD, BALTIMORE, MARYLAND 21236

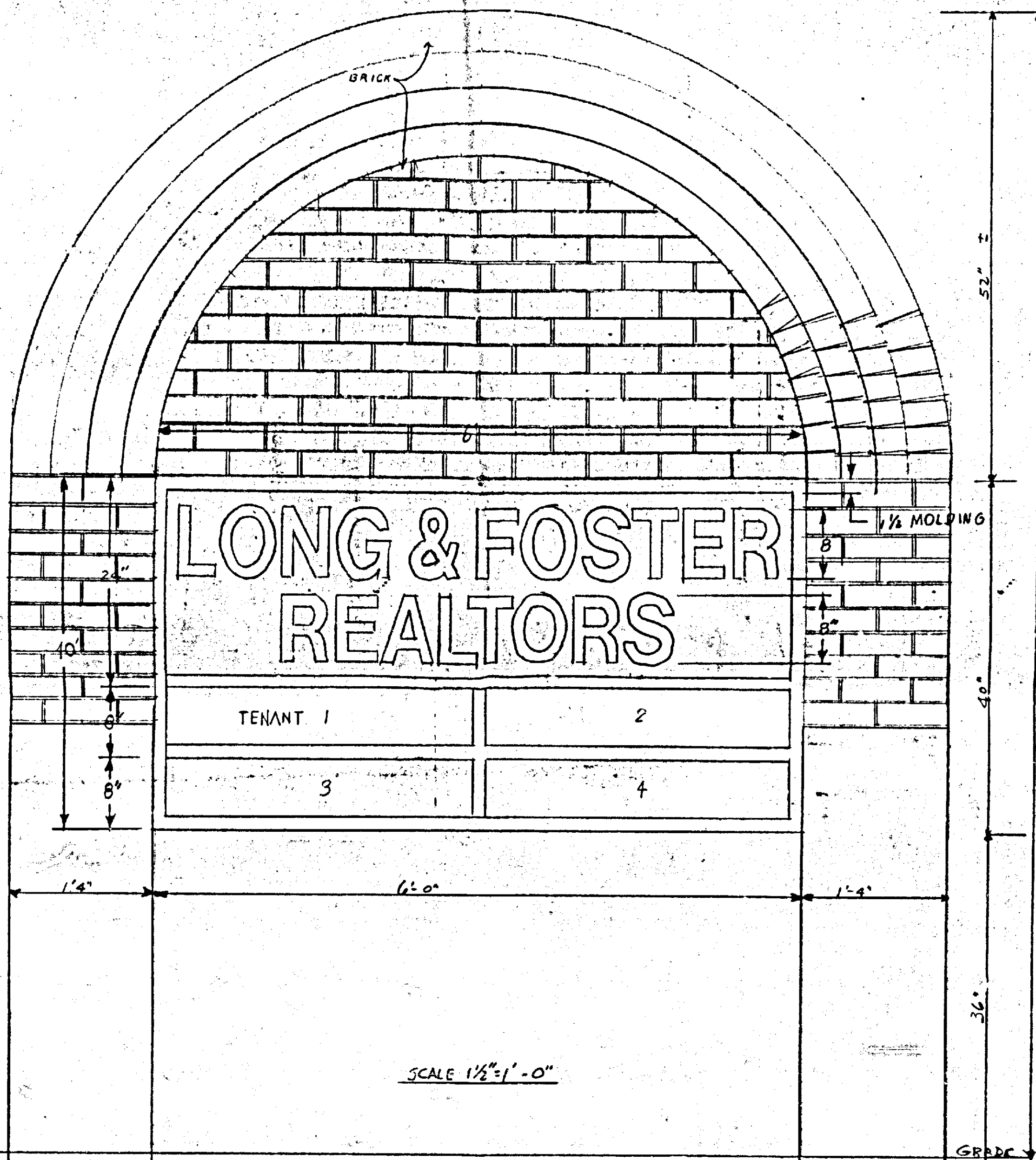
Received Zoning Office 3/10/88
 Permit OKD According To Restrictions of order
 For Amendment
 J.R.

88-121-A

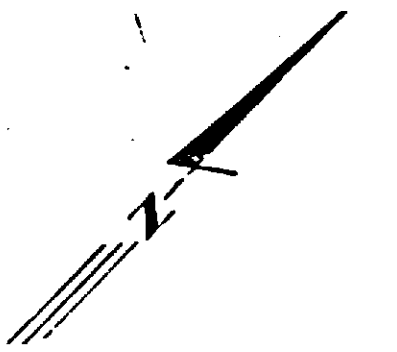
1236 *Revision*
Plan



Received Long Office
3/10/68
Permit for Per Am. Webster
Job
Revised
2 60-1514 Plan-



PROPOSED FREE STANDING SIGN
FOR 9524 BELAIR ROAD
PERRY HALL BALTO. MD.



LOT # 61
CHARLES C & LUDWIG REICHERT

LOT # 62
ELMER H. & JUNE R. WEBER

- REVISIONS - MAY 1, 1986
1. RELOCATED BELAIR ROAD ENTRANCE AND 17' WIDE RAMP
 2. READJUSTED SIGN LINE & ADDED SIGN
 3. READJUSTED 20' EASEMENT TO 15' EASEMENT
 4. ADDED SECTION 4-E
 5. RELOCATED DUMPSTER
 6. INDICATED EXISTING USES FOR PROPERTIES
 7. ADDED DIMENSIONS ON SECTION 4-A
 8. INDICATED EXISTING AS BELAIR RD
 9. ADDED PLAT 6126/187 TO 10-A
 10. ADDED OLD PLAT NO. 4-4-B

GW
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

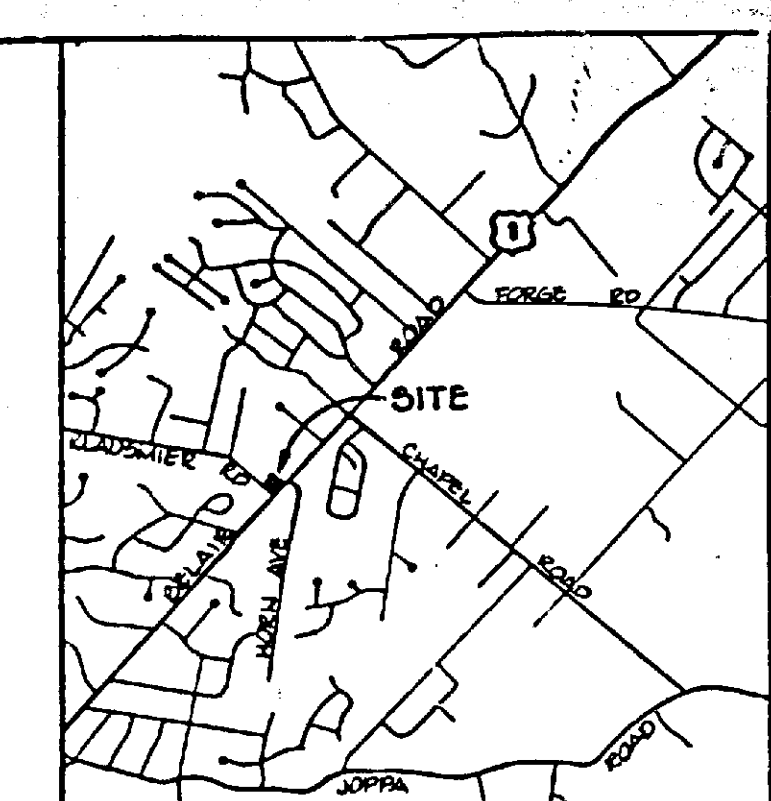
PLAT OF DENGLE HEIGHTS 12-18

LANDSCAPE REQUIREMENTS

ROAD FRONTAGE 220 LF - 40' 7' MAJOR TREES
INTERIOR ROAD 60 LF - 20' 3'
PARKING SPACES 17 - 12' 2'
TOTAL = 12 MAJOR TREES

SWM DATA

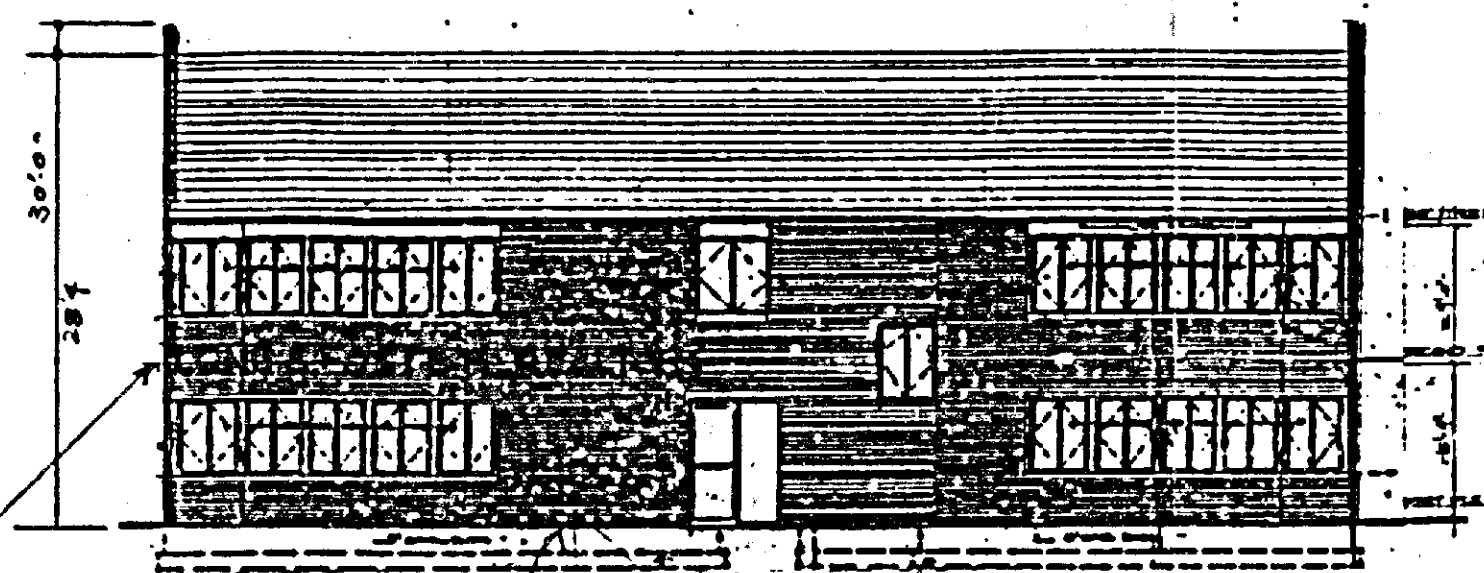
7A - 0.30 AL
SOIL GROUP - C
EXISTING COUPON - 03
RCN - 03
2 YEAR FLOW - 0.87 CFS
10 YEAR FLOW - 1.70 CFS
PROPOSED COUPON - 03
RCN - 03
2 YEAR FLOW - 0.87 CFS
10 YEAR FLOW - 1.70 CFS
2 YEAR SWM STORAGE REQUIRED 472 CF
10 YEAR SWM STORAGE REQUIRED 750 CF
STORAGE PROVIDED ON THE PARKING AREA - 1000 CF (6' MAX. DEPTH)



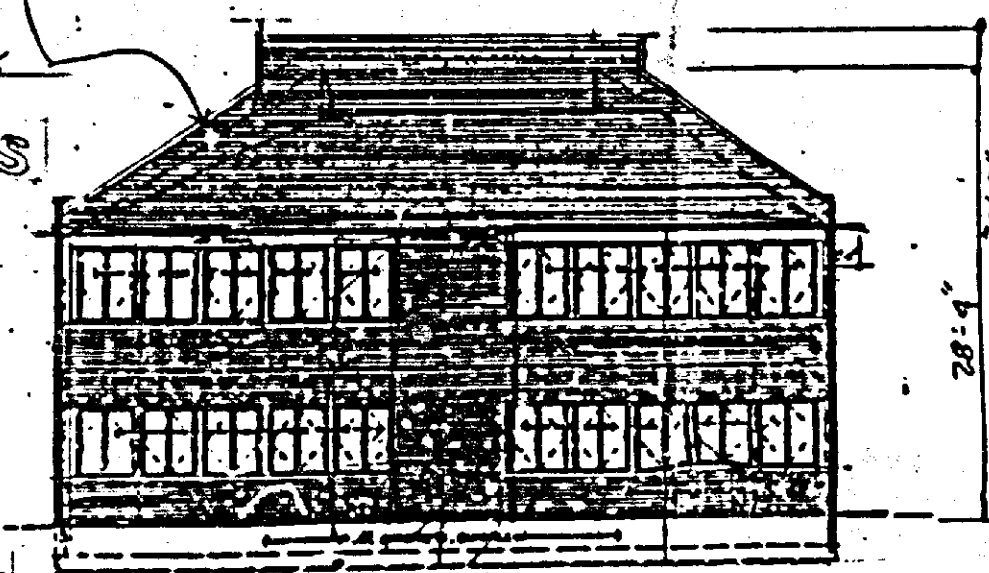
LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES:

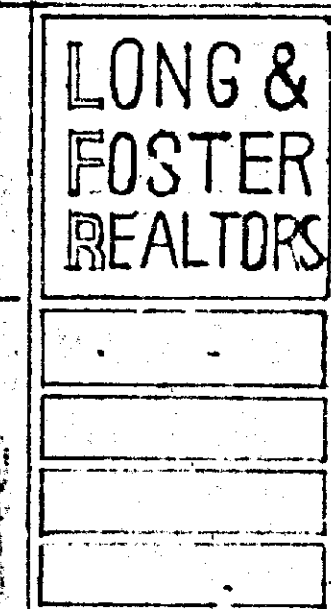
1. ELECTION DISTRICT - 11
 2. COUNCILMANIC DISTRICT - 5
 3. CENSUS TRACT - 4114.03
 4. WATERSHED - 4.0
 5. SUBWATERSHED - 22
 6. SITE DATA
RO DATA = 10,400 SF GROSS AREA = 27,192 SF
TOTAL = 20,250 SF = .46 AC.
DEVELOPABLE GROSS AREA = .02 AC. TOTAL = .02 AC.
AMENITY AS REQUIRED 2,500 SF
AMENITY AS SHOWN 2,875 SF
TOTAL FLOOR AREA 7,305 SF
PARKING REQUIRED 16 PS.
PARKING SHOWN 16 PS.
 7. FLOOR AREA RATIO
PERMITTED (S) 28,050 / 5 = 4,025
SHOWN (20) 7,305
 8. NO CRITICAL AREAS
 9. NO WETLANDS
 10. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT)
 11. NO ARCHEOLOGICAL SITES
 12. NO HAZARDOUS MATERIALS
 13. NO ENDANGERED SPECIES
 14. NO SLOPES GREATER THAN 25%
 15. LIGHTING SHALL BE SO DIRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX HEIGHT 4 FEET)
 16. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
 17. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS AND FENCES. (EITHER OF OR IN COMBINATION WITH)
 18. SOIL TYPE FOR ENTIRE SITE - D1B
- | SOIL TYPE | BUILDING 3 STY OR LESS WITH BASEMENT | WITHOUT BASEMENT | STREETS AND PARKING LOTS |
|-----------|--------------------------------------|------------------|--------------------------|
| D1B | MODERATE | SLIGHT | MODERATE |
19. ADT = 73 x 23 = 3000
 20. NO. OF EMPLOYEES - 25
 21. HOURS OF OPERATION - 7AM - 5PM
 22. EXISTING CONTOURS - 250
 23. PROPOSED CONTOURS - 250
 24. PROPOSED SIGN SUBJECT TO DCR. SEC 203.2C
 25. UTA BUS ROUTE BELAIR ROAD IS SERVED BY THE 15A
 26. TOPO SUBJECT TO CHANGE
 27. TRACT CONSIST OF LOTS 90, 91, 192 PLAT OF 'DENGLE HEIGHTS' 12/18 (EXPIRED) (NO REDEVELOPMENT IS REQUIRED)



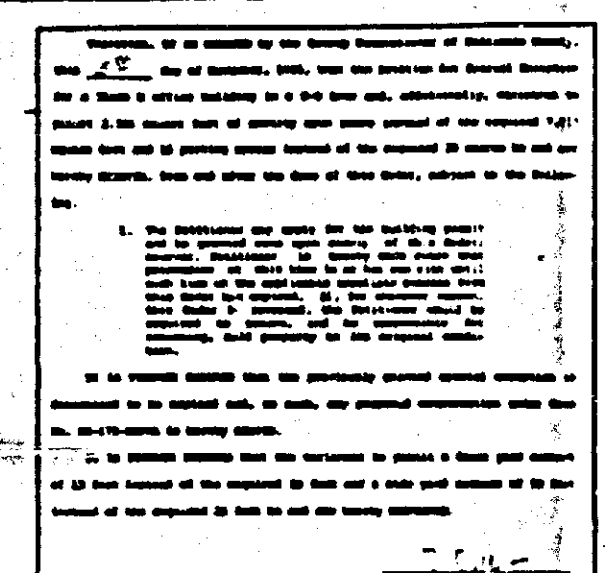
FRONT & REAR ELEVATION



TYPICAL SIDE ELEVATION



LONG & FOSTER REALTORS



SECTION 4-A
1" = 20'

BELAIR ROAD (US ROUTE 1)

REVISIONS - MAY 1, 1986

1. ADDED SECTION 4-A
2. ADDED 32' EASEMENT TABULATION ON AMENITY
3. REQUIREMENTS 7E OR 2D ZONING HEARING
4. ADDED 20' EASEMENT FOOTAGE ON EX. BLDG. AT 9526, AND ADDED PARKING TABULATION
5. ADDED 20' TAPER ON KLAUSMIER RD
6. LABELED 5' LONG WALKS & 8' PLANTING STRIP
7. RELOCATED FIRE OUTLET
8. ADJUSTED ZONING LINE
9. ADJUSTED PARKING RAMP (EMPLOYEES + HOUSE) ON 2021
10. DESIGNATED HEIGHT ON BUILDING DETAIL
11. INDICATED 20' EASEMENT AT KLAUSMIER & BELAIR ROADS
12. ADJUSTED ADS AND SHOWED SEE OF EX. AREA
13. ADD LABEL (PROPOSED SCREENING) TO 9526

OWNER & DEVELOPER:

ORVILLE M. JONES
9533 BELAIR ROAD
BALTIMORE, MARYLAND 21236
220-6635

DEED REF 6067-406 PROP NO 11-10 0465

ORIGINAL REQUIREMENTS 9524

PARKING TABULATION
1ST FLOOR 3,674 / 300 / 1225
2ND FLOOR 3,674 / 500 / 735
TOTAL REQUIRED = 13,60 CFS

AMENITY AS REQ. 25% (28,050 / 25 = 7,013 SF)
AMENITY AS SHOWN 7,305 SF
IN R.O. ZONE = 3,704 SF
IN ADJACENT - DE 16 ZONE = 3,250 / 7,013 SF

*NOTE:
SPECIAL EXCEPTION FOR CLASS 'B' OFFICE GRANTED TOGETHER WITH VARIANCES TO AMENITY OPEN SPACE AND PARKING (CASE NO. 86-198XA)

PLAT FOR SIGN VARIANCE 6126/187

CPG PLAN 552
86-121A

*PLAT TO ACCOMPANY A PETITION FOR A CLASS 'B' OFFICE BUILDING IN AN R.O. ZONE AND A VARIANCE OF AMENITY OPEN SPACE ALSO A SPECIAL HEARING FOR 9524 BELAIR ROAD

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
PUBLIC SERVICE GROUP, INC.
JULY 12, 1985
BY: [Signature]
PLANNING